

108.0

0002

0025.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

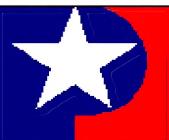
982,500 / 982,500

USE VALUE:

982,500 / 982,500

ASSESSED:

982,500 / 982,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
414		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMMARANO NEAL/LISA P
Owner 2:	
Owner 3:	

Street 1: 414 RIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: AMAND FRANK R/TRUSTEE -

Owner 2: AMAND ORA G/TRUSTEE -

Street 1: 414 RIDGE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,092 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Wood Shingle Exterior and 2386 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10092		Sq. Ft.	Site		0	70.	0.72	4									505,931						505,900	

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
101								69099				GIS Ref	
10092.000								Entered Lot Size				GIS Ref	
475,400								Total Land:				Insp Date	
1,200								Land Unit Type:				10/04/18	
505,900													
982,500													
Total Card													
0.232													
475,400													
1,200													
505,900													
982,500													
Source: Market Adj Cost								Entered Lot Size					
Market Adj Cost								Total Land:					
411.85								Land Unit Type:					
/Parcel: 411.8													

PREVIOUS ASSESSMENT								Parcel ID	108.0-0002-0025.0		

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	475,400	1200	10,092.	505,900	982,500	982,500	Year End Roll	12/18/2019
2019	101	FV	380,900	0	10,092.	505,900	886,800	886,800	Year End Roll	1/3/2019
2018	101	FV	380,900	0	10,092.	433,700	814,600	814,600	Year End Roll	12/20/2017
2017	101	FV	380,900	0	10,092.	404,700	785,600	785,600	Year End Roll	1/3/2017
2016	101	FV	380,900	0	10,092.	346,900	727,800	727,800	Year End	1/4/2016
2015	101	FV	339,700	0	10,092.	310,800	650,500	650,500	Year End Roll	12/11/2014
2014	101	FV	339,700	0	10,092.	287,700	627,400	627,400	Year End Roll	12/16/2013
2013	101	FV	339,700	0	10,092.	274,300	614,000	614,000		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AMAND FRANK R/T	1288-150		8/23/2004		621,500	No	No		
AMAND FRANK R &	22137-523		6/19/1992			1	No	No	A

BUILDING PERMITS												ACTIVITY INFORMATION					
Date												Date	Result	By	Name		
9/22/2020												10/4/2018	MEAS&NOTICE	BS	Barbara S		
8/5/2004												6/15/2009	Measured	189	PATRIOT		
												4/6/2005	Permit Visit	BR	B Rossignol		
												12/11/2004	MLS	MM	Mary M		
												10/27/2000	Hearing N/C	163	PATRIOT		
												12/14/1999	Inspected	264	PATRIOT		
												11/29/1999	Mailer Sent				
												10/27/1999	Measured	256	PATRIOT		
												9/4/1991		JK			

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	18 - Raised Ranch			Full Bath:	1	Rating:	Very Good	PDAS.														
Sty Ht:	1 - 1 Story			A Bath:		Rating:																
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:									Very Good						
Foundation:	1 - Concrete			A 3QBth:	1	Rating:	Very Good															
Frame:	1 - Wood			1/2 Bath:		Rating:																
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																
Sec Wall:	8 - Brick Veneer	20%		OthrFix:		Rating:																
Roof Struct:	1 - Gable			OTHER FEATURES				RESIDENTIAL GRID														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good															
Color:	TAN			A Kits:		Rating:																
View / Desir:				Frpl:	2	Rating:	Very Good															
GENERAL INFORMATION				WSFlue:		Rating:																
Grade:	C+ - Average (+)			CONDOS INFORMATION																		
Year Blt:	1962	Eff Yr Blt:			Location:				1st Res Grid Desc: Line 1 # Units: 1 Level FY LR DR D K FR RR BR FB HB L O Other Upper Lvl 2 Lvl 1 Lower Totals RM: 9 BR: 4 Bath: 1 HB													
Alt LUC:				Total Units:																		
Jurisdict:	G6	Fact: .			Floor:																	
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION																		
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6 %		REMODELING RES BREAKDOWN														
Prim Int Wall:	2 - Plaster				Functional:		%															
Sec Int Wall:		%			Economic:		%															
Partition:	T - Typical				Special:		%															
Prim Floors:	3 - Hardwood				Override:		%															
Sec Floors:		%			Total:	4.6	%															
Bsmnt Flr:	12 - Concrete				CALC SUMMARY				COMPARABLE SALES													
Subfloor:				Basic \$ / SQ:	95.00																	
Bsmnt Gar:	2				Size Adj:	1.34444439																
Electric:	3 - Typical				Const Adj:	1.00589943																
Insulation:	2 - Typical				Adj \$ / SQ:	128.476																
Int vs Ext:	S				Other Features:	127837																
Heat Fuel:	2 - Gas				Grade Factor:	1.10				SUB AREA				SUB AREA DETAIL								
Heat Type:	3 - Forced H/W				NBHD Inf:	1.00000000																
# Heat Sys:	1				NBHD Mod:																	
% Heated:	100				LUC Factor:	1.00																
Solar HW:	NO				Adj Total:	498287																
% Com Wall:					Depreciation:	22921																
Make:				Depreciated Total:	475366				WtAv\$/SQ:		AvRate:		Ind.Val:		Code	Description	Area - SQ	Rate - AV	Undepr Value			
Model:														Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Serial #:														LLV	Lower Level	1,456	89.900	130,896	LLV	100 FLA	60 G	
Year:																						
Color:																						
MOBILE HOME																						
SPEC FEATURES/YARD ITEMS																						
PARCEL ID 108-0-0002-0025.0																IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
1	Metal Shed	D	Y		18X10	A	AV	1990		0.00 T	23.2	101										
19	Patio	D	Y		115X28	A	AV	2005		3.14 T	11.2	101			1,200							
More: N	Total Yard Items:			1,200	Total Special Features:								Total:	1,200								